



## Report to Planning & Zoning Commission

Clay County, Missouri

**Case Number** September 16-126F

**Case Type** Final Plat

**Project Name** Hatcher Farms

**Applicant/Owner:** Danny Hatcher  
1129 Chestnut Lane  
Liberty, MO 64068

**Request** Final Plat approval of Hatcher Farms

Application Submittal 2016-08-05

Public Notice Published N/A

Neighbor Letters Sent 2016-08-26

Report Date 2016-08-30

Public Hearing Opened 2016-09-13

**REPORT AUTHOR(S)** Debbie Viviano, Planner  
Kipp Jones, Manager

**Recommendation** APPROVAL with conditions



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## General Information

**Site Location:** approximately SW corner of NE 144<sup>th</sup> St. & Nation Rd.  
Section 4 | Township 52 | Range 31

**Site Size:** 40.1 ± acres

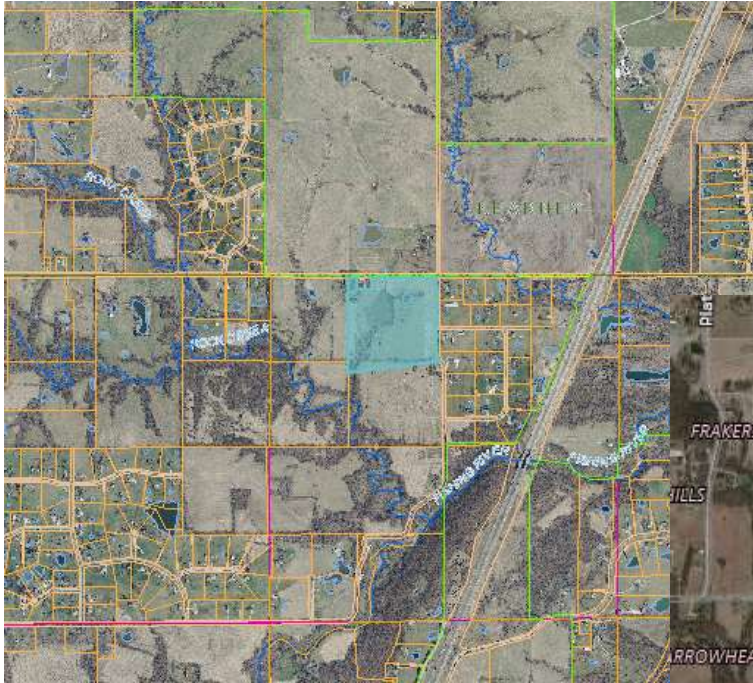
**Existing Landuse & Zoning:** Agricultural (AG)

**Zoning/Platting History:** None

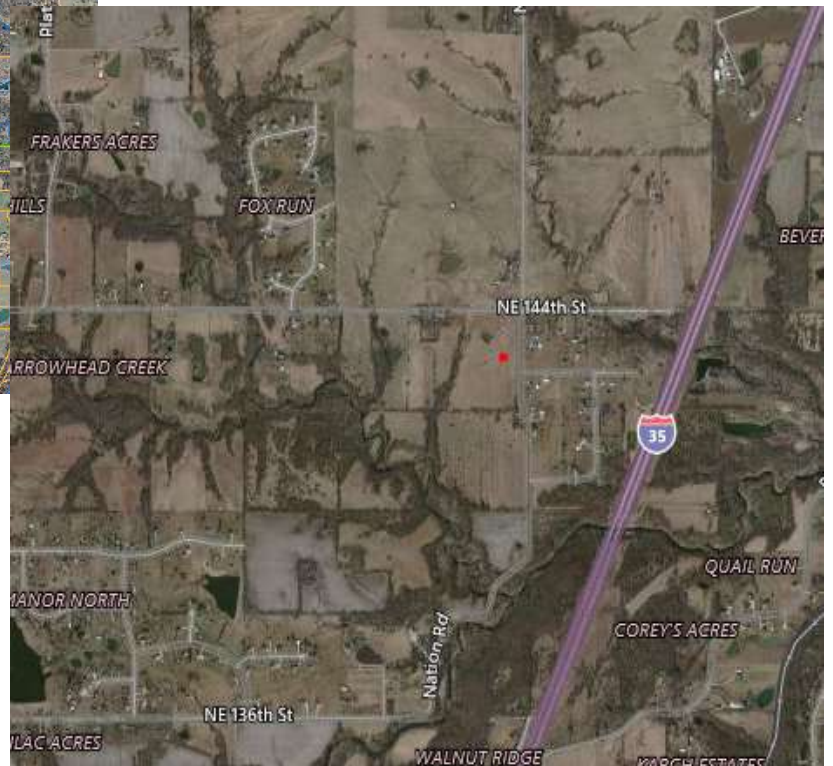
**Surrounding Landuse & Zoning:**

- North - City of Kearney, Fox Run Subdivision (R-1B), AG zoned land
- East - Wilkersons White Birch Estates (R-1), I-35, City of Kearney
- South - AG and R-1 zoned land
- West - AG and R-1 zoned land

**Current Conditions:**



Courtesy of Clay County Assessor GIS/Mapping



Courtesy Microsoft® Bing™



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## Assessment

Danny Hatcher is requesting **Final Plat** approval for a two (2) lot subdivision with both lots Agriculturally (AG) zoned. The subdivision of Hatcher Farms is located at the southwest corner of NE 144<sup>th</sup> Street and Nation Road.

Mr. Hatcher would like to split this approximately 40 acre parcel, in order to sell the 20 acres with the existing pond.

### **Character of the General Neighborhood**

The city limits of the City of Kearney are to the north and east; also the Fox Run (R-1B) subdivision is to the north. Wilkersons White Birch Estates (R-1) subdivision is across Nation Road on the east of the property. To the south and west is Residential Low Density (R-1A) District zoned and AG zoned land. [See Attachment B].

### **Code Considerations**

The review procedures and submittal content for a Final Plat must be in substantial compliance with the approved preliminary plat in accordance with the requirements under **Section 151-3.6 (D)** of the Clay County 2011 Land Development Code ("LDC"). Based on all the materials and evidence presented, the subject request *appears to substantially comply with the LDC and preliminary plat.*

The application was properly noticed, per regulations and adjacent property owners were notified within the mandated 1,000 foot distance by means of a letter dated August 26, 2016.

### **Outside Agency Review**

The Clay County Highway Department has noted the following: NE 144<sup>th</sup> Street and Nation Road is a chip and seal surface and driveways can be placed for both lots.

The Clay County Public Health Center has given final approval for Hatcher Farms.

Public Water Supply District #6 currently has a water main along Nation Road and NE 144<sup>th</sup> Street capable of serving water to both residential lots.

The property lies within the Kearney Fire District.

## Findings

Road Impact Fees (RIF) are required for the proposed one (1) additional lot. The estimated total amount of RIF is \$2,062.50 and is subject to change at the time of payment based on the market price of material.

## Recommendations

Staff recommends the **Final Plat** of Hatcher Farms be **Approved**, with the following conditions as shown on Exhibit A:

### **Exhibit A**

1. Road Impact Fees (RIF) agreement recorded and fees paid according to agreement at same time as the recording of the Final Plat.



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2. The following correction to the recording copies of the Final Plat:
  - a. DELETE: UNDER NOTES: There shall be no clearing, grading, construction or disturbance of vegetation in the stream setback easement except as permitted by Clay County.
  - b. CHANGE: Any Reference to Hatcher Farm's: From: Hatcher Farm's To: Hatcher Farms



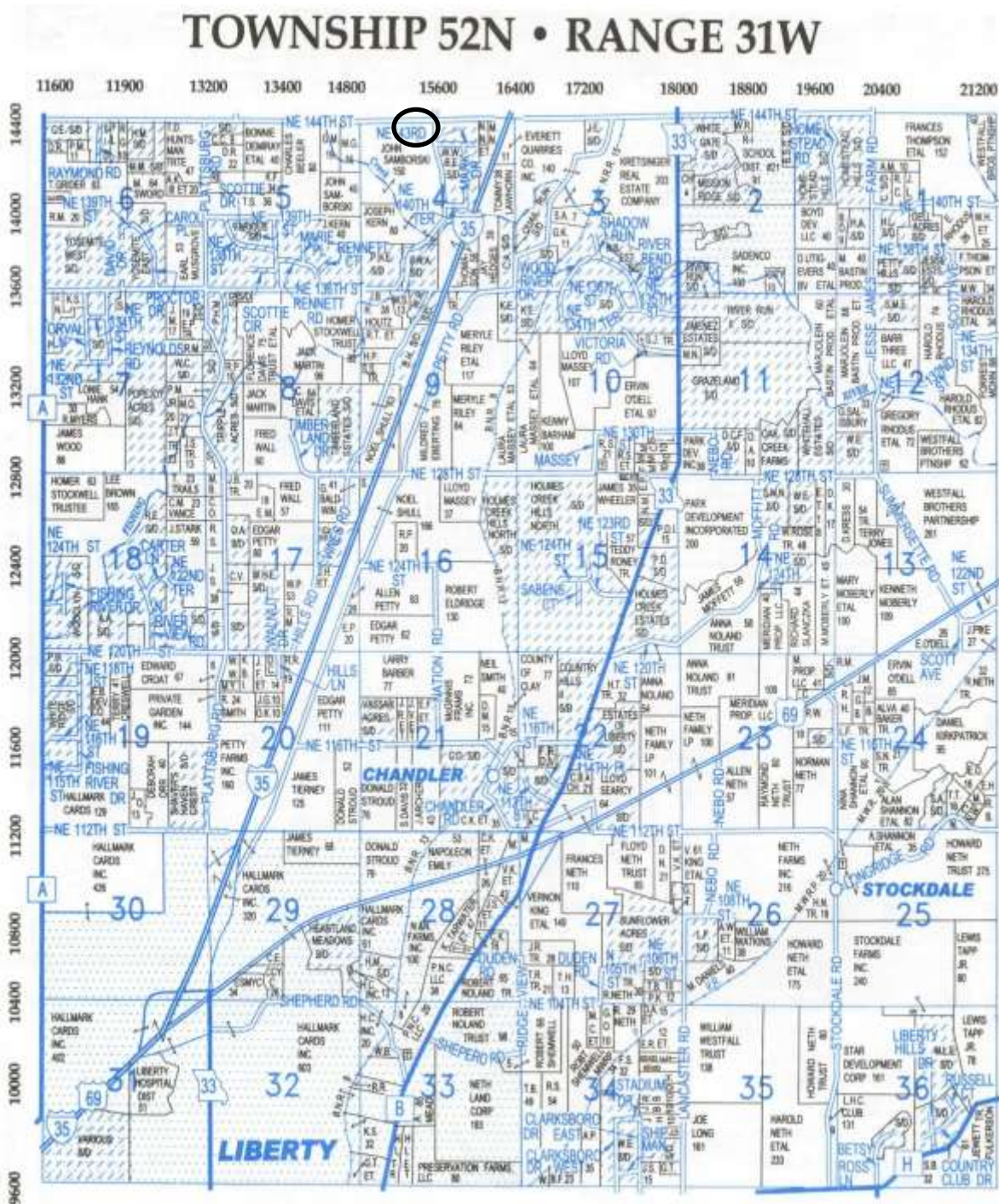
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## Attachments

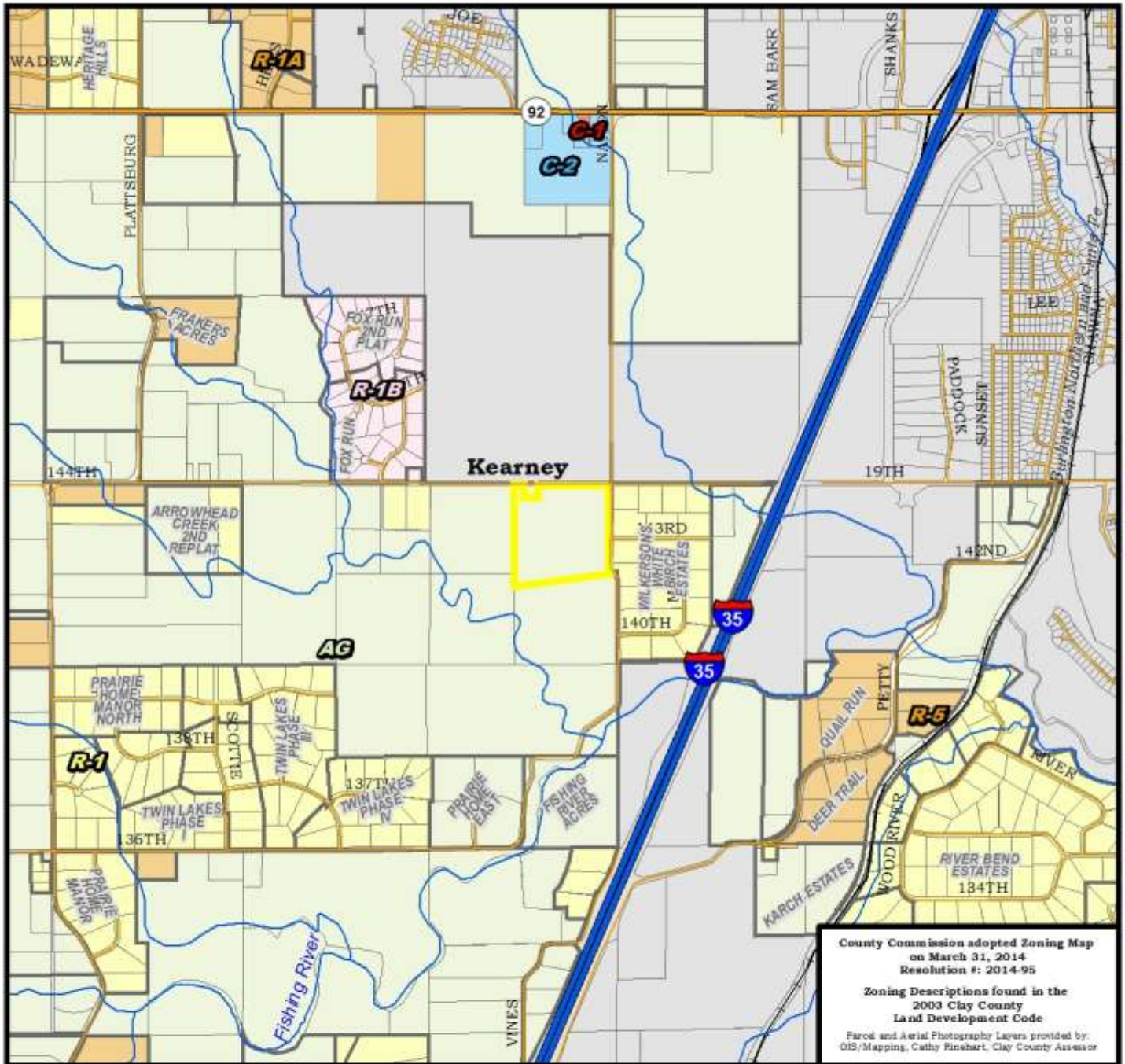
### September 16-126F – Hatcher Farms

#### Attachment A - Vicinity Map



# Sept 16-126F – Hatcher Farms

## Attachment B - Existing Conditions Map



**Sept 16-126F – Hatcher Farms**  
Attachment C - Site Plan Map

